

175.0

0005

0011.D

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

1,062,300 / 1,062,300

APPRAISED:

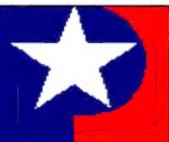
1,062,300 / 1,062,300

USE VALUE:

1,062,300 / 1,062,300

ASSESSED:

1,062,300 / 1,062,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAIRD DANIEL W & SAEKO N	
Owner 2:	
Owner 3:	

Street 1: 27 NICOD ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER	
Owner 1: MARKUSSEN STEPHEN J & DONNA R -	
Owner 2: TRS/ MARKUSSEN FAMILY RLTY TR -	
Street 1: 27 NICOD ST	
Twn/City: ARLINGTON	
St/Prov: MA Cntry:	
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Wood Shingle Exterior and 2958 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Item	Code	Description	%	Item	Code	Description
water						
Sewer						
Electri						
Exempt						

Topo	9	Varied
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
7500	Sq. Ft.
Site	
0	70.
0.86	6

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	606,800	4,000	451,500	1,062,300		117536
							GIS Ref
							GIS Ref
							Insp Date
							01/05/17

Total Card: 0.172 Entered Lot Size
Total Parcel: 0.172 Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 359.10 /Parcel: 359.10 Land Unit Type:

!13675!

USER DEFINED

Prior Id # 1:	117536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	Date Time
12/30/21	17:31:31
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
MARKUSSEN STEPH	69057-223	3/27/2017			975,000 No No
MARKUSSEN STEPH	68515-522	12/1/2016	Convenience		1 No No
MARKUSSEN STEPH	63691-302	6/2/2014	Convenience		1 No No
MARKUSSEN STEPH	62568-268	9/3/2013	Convenience		1 No No
FAGAN ELLEN	28156-454	2/6/1998			219,000 No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
2/11/2002	97	Addition	ADD SECOND FLOOR
6/27/2000	507	Addition	16X21 ADDITION-16X
5/18/2000	361	AbvGrd.	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site		0	70.	0.86	6										451,500						451,500	

Total AC/Ha: 0.17218

Total SF/SM: 7500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 451,500

Spl Credit

Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

